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# citi mortgage

Everything Possible™

**Act Now!** You must  
respond by 08/25/2003 to  
receive a pre-locked rate of  
**4.875% APR.\***

**Instant closing • No fees • No closing costs • No out-of-pocket costs • No meetings**

Dear [REDACTED]

As a valued CitiMortgage customer, you have been selected for a new pre-locked rate of only 4.875% and a unique Instant Modification. There's no need to refinance when you can simply modify the terms of your current loan at no cost to you. You could improve your interest rate in a matter of days!

Everything you need to modify your existing loan is included in your Instant Rate Modification Kit.

We'll handle your loan modification in a few days. Everything can be done by mail at no cost to you. Get started today!

	Your Current Rate and Payment	New Rate and Payment
Product/Program	5/1 ARM	Same
Interest Rate	5.250%	4.875%
Principal & Interest	[REDACTED]	[REDACTED]
Tax & Insurance	\$0.00	\$0.00
Total Monthly Payment	[REDACTED]	[REDACTED]

**Take advantage of your Instant Rate Modification and reduce your monthly payment by \$93.61!**

**To receive your new low rate all you need to do is:**

- Meet the eligibility requirements on the reverse side of this letter.<sup>1</sup>
- Follow the easy step-by-step instructions included in your Instant Rate Modification Kit.
- Mail the signed Loan Modification Agreement in the enclosed prepaid UPS envelope **no later than 08/25/2003.**
- Make your regularly scheduled October payment.

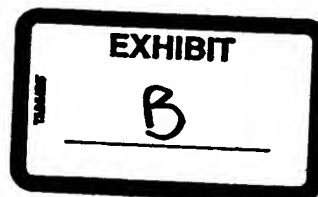
If at any time you have questions or need assistance, please call 1-866-841-5649 to speak directly with a CitiMortgage Loan Modification Consultant.<sup>2</sup> (Hours of operation: 8:30am-5:00pm EST, Mon.-Fri.)

We will review your Modification Agreement to verify that you returned it on time and that you continue to meet the eligibility requirements. Your new rate will be effective on October 1, 2003. Your new payment amount will be in place for your November 1, 2003 payment. It's as simple as that.

**You get a great rate and don't have to wait to close. Thank you for being a CitiMortgage customer.**

Sincerely,

  
Todd Fliss  
Vice President



This Loan Modification is for the rate, product and term shown above. We will keep the 5/1 ARM that you currently have and set your new rate to 4.875%. This will change your monthly principal and interest payment amount. The term of your loan will not be extended. Your new payments will be spread out over the remaining term of your loan.

If you have an adjustable rate loan, your payment reduction will change further when your loan adjusts.

If you do not meet the conditions below, we will notify you that the offer is withdrawn. You will then be expected to continue to make your mortgage payments as usual.

<sup>2</sup> Calls are randomly monitored to ensure quality service.

## Eligibility Conditions:

In order to take advantage of our special Instant Rate Modification offer, you must meet the conditions listed below:

- **Act Promptly** - You must accept this offer by the date on the front of the letter. The Loan Modification Agreement must be completed properly, with the signatures we require and no alterations to the documents.
- **Limited to Product Offered** - Your modified loan will be for the product, loan term, loan amount, and rate identified on this letter. You cannot combine this offer with other promotional offers. This offer is limited to the individuals identified on the front of this letter.
- **Required Borrowers and Signatures** - The borrowers on the modified loan must be the same individuals as the borrowers on the current loan and must be owners of the property. This offer is not available if the title/ownership of the property has been transferred since the loan was originated.
- **Payments on Current Loan** - We will not be obligated to make the modified loan if you have not made the regularly scheduled monthly payments due on your current loan. Principal payments made before the date of this letter may not be reflected in the box on the front. Any such payments will have the likely effect of some additional reduction in the new monthly payment amount.
- **All original borrowers/titleholders must sign the Loan Modification Agreement.**

## Comparison of Typical Costs for Refinance Versus the Instant Rate Modification

Fees/Cost	Refinance	Modification
Applications Fee (credit report & appraisal)	\$350	N/A
Origination Fee	\$2,000 (0% of mortgage amount)	N/A
Underwriting Fee	\$150	N/A
Processing Fee	N/A	N/A
Title Insurance	\$375	N/A
Recording Fees	\$70	N/A
Settlement/Escrow Fees	\$150	N/A
Prepaid Interest (30 days @ 39.77/day)	\$1,193.10	N/A
Tax Service	\$70	N/A
Flood Insurance	\$26	N/A
Express Mail	\$25	N/A
<b>Total</b>	<b>\$4,409.10</b>	<b>\$0</b>

The amounts shown above are based on a \$200,000 loan amount.



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\*This pre-approval offer is made to you because your current loan with us satisfied our eligibility requirements. This offer may not be extended. If, after you respond, we find that you no longer meet the criteria used to select you for this offer. Interest rates are subject to change based on market conditions. Offer cannot be combined with any other offer and is available only when responding to this special modification offer.

## Everything Inside

**Loan Number:**

**Borrower:** [REDACTED]

**Customer**

This Loan Modification Agreement ("Agreement"), made this 15th day of August 2003, between [REDACTED] ("Borrower") and CitMortgage, Inc. ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), dated 01/27/2003 and recorded in Book, Liber or Instrument [REDACTED] at page(s) [REDACTED] of the Records Office of the Records of [REDACTED] County and (2) the Note bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property", located at [REDACTED] the real property described being set forth in the LEGAL DESCRIPTION in the Security Instrument.

IN CONSIDERATION OF THE MUTUAL PROMISES AND AGREEMENTS EXCHANGED, THE PARTIES HERETO AGREE AS FOLLOWS (NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THE NOTE OR SECURITY INSTRUMENT):

1. As of November 1, 2003, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$1,000,000.00 consisting of the amount(s) loaned to Borrower by Lender and any interest capitalized to date. If on 02/01/2033 (the "Maturity Date"), the Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, the Borrower will pay these amounts in full on the Maturity Date.
2. The Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of the Lender. Interest will be charged on the Unpaid Principal Balance until the full amount of principal has been paid. Effective October 1, 2003 Borrower will pay interest at a yearly rate of 4.875%. The interest rate may change in accordance with the Note.
3. The Borrower promises to make monthly payments of principal and interest of U.S. \$1,000.00 beginning on November 1, 2003. This amount may change.
4. The initial fixed interest rate the Borrower will pay will change to an adjustable rate on October 1, 2008, and the adjustable interest rate the Borrower will pay may change on that day every 12 months thereafter. The date on which the initial fixed interest rate changes to an adjustable interest rate and each date on which the adjustable interest rate could change is called a "Change Date".
5. The Borrower will make such payment at CitiMortgage, Inc., 15851 Clayton Road, Ballwin, MO 63011 or at such other place as Lender may require.
6. The Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payment of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that the Borrower is obligated to make under the Security Instrument.
7. Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument. Except as otherwise specifically provided in this Agreement, the Note and the Security Instrument will remain unchanged and will remain in full force and effect, and Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.

8/15/03  
Date

Date: \_\_\_\_\_

8/15/03  
Date

Date \_\_\_\_\_

**CitiMortgage, Inc., LENDER, or Power of Attorney for Lender**

97.

**Name:** Catherine Russell  
**Title:** Assistant Vice President

**citi mortgage**

Everything You Can

## Loan Modification Agreement

Loan No. [REDACTED]

### NOTICE

Since you are modifying your loan, your monthly payment amount will change. Please note, depending upon your billing cycle, your next monthly billing statement may not reflect the new payment terms of your modification. In such an event, please disregard the amount on your next billing statement and remit payment in the new amount outlined in your Modification Agreement. The subsequent billing statement will reflect your new payment terms. We apologize for any inconvenience this may cause you.

To ensure that your monthly payment is applied to your account properly, we have included a temporary payment coupon to use for remitting your November 1, 2003 payment. Simply detach the coupon and return it with your payment to the address listed below. You will be receiving a monthly billing statement to make future payments.

If your mortgage payment is automatically deducted from your checking account each month, your old payment amount may be debited for the first month. If your new payment is higher than your old payment, you will be required to remit the difference in order for your new payment to be applied. In the event that your account is debited for an amount higher than your new payment, please be assured that the excess funds will be credited towards your principal balance.

Send Monthly Payments to: CitiMortgage, Inc.  
P.O. Box 9481  
Gaithersburg, MD 20898-9481

### TEMPORARY PAYMENT COUPON

Loan Number: [REDACTED]

Name: [REDACTED]

Due Date: November 1, 2003

Total Enclosed: \_\_\_\_\_

Principal & Interest: [REDACTED]

Escrow/Other Payment: \$0.00

Monthly Payment: [REDACTED]

**ATTENTION**

**ATTENTION**

**ATTENTION**

**\*\*Do not use this temporary coupon if you currently use E-Z Pay or Equity Accelerator for your monthly payments. The new payment amount will be debited from your authorized account.**

## **CITIMORTGAGE CLOSING INSTRUCTIONS**

Please follow the step-by-step instructions below to ensure accuracy. Check boxes as you complete each step.

Please call a CitiMortgage Loan Modification Consultant at 1-866-841-5649 if you have any questions.

- ☐ Read The Loan Modification Agreement.
- ☐ Sign and return The Loan Modification Agreement.
- ☐ Respond by the due date shown on the front of the enclosed letter.
- ☐ Send the entire "Modification Kit" back by the due date.
  - Drop into any UPS drop box or deliver to any UPS store, authorized UPS outlet or a UPS driver.
  - Or call UPS at 1-800-742-5877 for a location near you.

Any questions? Call 1-866-841-5649.

**IMPORTANT NOTE:** If The Loan Modification Agreement is not properly signed and returned on time, we will not be able to modify your loan. CitiMortgage will have the right to withdraw the offer of the guaranteed rate.

Please sign documents only where your name appears on the signature line.